



FEB 11 2015

DEPARTMENT OF
PLANNING & ZONING

Intervale Center, Gardener's Supply and 99 Intervale Road: Introduction

The Intervale Center and Gardener's Supply Company have together revitalized much of the Intervale in Burlington. Will Raap founded both entities and pioneered the development of a vibrant farm, garden and community resource that is one of the jewels of Burlington. Just recently, Mother Earth News listed Burlington in the top 8 places to live in the United States. Here is what they said about Burlington and the Intervale: *"If one community could serve as poster child for the core values we write about in Mother Earth News, Burlington would be it ... Its vibrant local food system is central to the city, and at the heart of the food system is the Intervale Center."*

The Intervale Center and Gardener's Supply are interested in leasing 99 Intervale Road to improve community access to the Intervale, ensure Burlington residents and businesses have a local source of garden and landscaping amendments and to further enhance the beauty of the Intervale gateway. Please see attached site plans for parking design and bulk bunker infrastructure for the impervious surface on the 99 Intervale Road parcel.

Uses will include:

- 1) Revitalization of gravel area to include 55 parking spaces to enhance management of current community use and business operations of Intervale Center and Gardener's Supply.
- 2) Creation of 8 bulk material bunkers to support business operations of Gardener's Supply and to create a point of sale for Burlington businesses and residents to purchase lawn and garden amendments.

INTERVALE CENTER

For over 25 years, the Intervale Center has been an internationally renowned model of food system transformation in the heart of Burlington. We are headquartered in Burlington, manage over 350 acres in support of farmers and the community and operate a suite of programs that serve Vermont and inspire people from around the world.

The Intervale Center is seeking to lease all or part of 99 Intervale Road, commonly known as the FEC parcel. This +/-4 acre site is directly across from the Intervale Center farmstead and has the potential to immediately enhance community access and safety in the Intervale. It also has future economic development potential as we continue to invest in local food production, value-added enterprise, environmental sustainability and community engagement.

Since our inception, we have partnered with the City of Burlington to revitalize the Intervale. We have brought 350 acres of land into sustainable land management, built a network of walking, running and biking trails and have become a worldwide destination for scholars, policy makers, students, food system professionals and many, many other visitors from New York to China. The land we have restored and the Intervale farmers we have incubated provide millions of pounds of fresh, healthy food for area residents. We created VT's premier compost operation now operated by CSWD, the Intervale Food Hub that now delivers to area businesses including City Hall, Healthy City now operated by the Burlington School District, and the Intervale Conservation Nursery that has replanted over 900 acres of riparian buffer along Vermont waterways in support of a cleaner Lake Champlain. We also work statewide with hundreds of Vermont farmers each year to strengthen their businesses and help feed



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the region. Our work has had a profound impact on the vitality of farms, land, water, and communities in Burlington and beyond for over 25 years!

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We have also invested in community engagement strategies to build on the local and good food movement we pioneered. In 2013, we hosted over 60 events, gatherings and training opportunities. We are a laboratory, sustainable destination and retreat setting for area students, employees from Burlington businesses and we rent our farmstead for weddings and celebrations. Our own Summervale and Wintervale festivals enhance the Burlington resident experience and their understanding of food, place, and community. Summervale 2013 had 1,000-1,200 attendees each Thursday from Burlington and beyond!

The increased use by area residents and our growing programming require new access, way finding and transportation strategies for the Intervale. 99 Intervale road has been an underutilized site and has periodically served as an informal parking area for many years. Our goal with this project is to enhance the site, create much needed parking and enhance the general safety and accessibility of our campus and the Intervale more generally. We will also seek to identify program and enterprise options that can take advantage of the site's proximity to agriculture and Vermont's largest population, the Agricultural and Energy Enterprise zoning, and its location out of the floodplain. We anticipate an ultimate purchase or long-term lease arrangement of the property from the City in the future.

GARDENERS SUPPLY COMPANY

For Over 30 Gardener's Supply Company has been a locally owned business in Burlington Vt. Since its founding in 1983 our company has grown to become the largest seller of direct marketing gardening products in the US. From our home at 128 Intervale Rd we have expanded our operations to include a warehouse facility in Milton VT, manufacturing facility in Georgia VT and our flagship garden center in Williston VT. Gardener's Supply pioneered the cleanup of the Intervale and the formation of what is now the Intervale Center.

As a neighbor we lease land from the Intervale Center for our nursery and display gardens as well as sharing our employee and customer parking for large events hosted by the IC. Gardener's Supply and the Intervale have a long and intimate relationship born of shared values and common goals. As a neighbor and number one customer of Intervale Compost GSC continues to have a strong relationship with Green Mountain Compost as well (Intervale Center owned and managed Intervale Compost Products prior to transition to CSWD who now operates the compost operation and markets as Green Mountain Compost).

Gardener's Supply continues to operate its original garden center at 128 Intervale rd despite changes to market that have negatively impacted our ability to remain profitable. The purchase and relocation of the Intervale Compost facility by CSWD significantly reduced traffic on Intervale road and significantly reduced sales at Gardener's Supply. Consequently the relocation also removed the only source to purchase bulk soil, mulch and compost within the City of Burlington. While we remain committed to the Intervale and remaining the City of Burlington's only full service garden center, the economics have become significantly more challenging.



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As a longtime resident of the Intervale, GSC recognizes that tourism, education, vibrant local businesses and community events are critical to the mutual success of Intervale Center, Gardener's Supply and the residents of Burlington. GSC is proposing to lease a portion of 99 Intervale Road adjacent to the proposed Intervale center lease (see attached map) in order to meet demand by local residents for bulk soils and mulches. The sale of bulk compost and mulch at 99 Intervale Rd would accomplish the following:

- A location within Burlington for residents to buy bulk soil, mulch and compost
- Increased revenue for GSC
- Provide Green Mountain Compost with an partner within the city to distribute compost created from material within Chittenden county
- Improve the aesthetics of a city property badly in need of upkeep
- In partnership with the IC provide safe accessible parking for events on a coordinated and seasonally compatible schedule for all involved. (see attached)
- Provide the city of Burlington with a small amount of lease revenue on an idle parcel of land while increasing sales tax revenue within the city.

GSC has always been a close partner with the Intervale Center and sees this as an ideal opportunity to continue this productive relationship in the future, enhance our business operations and create new opportunities for the residents of Burlington.



Intervale Center, Gardener's Supply and 99 Intervale Road: Introduction



Proposed Agreement between IC and GSC

Intervale Center will:

- Will determine and share appropriate maintenance costs (Mowing, Plowing, salting, grading etc) with Gardener's Supply.
- Lease and maintain liability Insurance on leased property at 99 Intervale rd naming the City of Burlington as additional Insured
- Will allow GSC employees to park in the lot at 99 Intervale RD in spaces designated by IC during GSC peak season 11/20-12/20 & 5/1-6/15 up to 12 spaces as needed
- Will notify GSC's facilities Manager of all events requiring additional parking at least one week prior to the event.
- Will staff major IC related events over 100 attendees to support effective traffic management

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Gardener's Supply will:

- Will determine and share appropriate maintenance costs (Mowing, Plowing, salting, grading, etc) with Intervale Center.
- lease and maintain liability insurance on leased property at 99 Intervale rd, naming the City of Burlington as additional Insured
- Provide for Intervale center events 5 seasonally available parking spaces July 1- March 1 (as noted on the attached map)
- Continue to provide overflow and additional parking for IC events in GSC's parking lot (with appropriate notice (1week) provided it does not conflict with a previously scheduled GSC event or inhibit operations of GSC's retail store
- Will operate its bulk facility from approximately March 15- July 1
- Will provide (with appropriate notice) 10 additional parking spaces at 99 Intervale rd for events.
- Will make every effort to insure all bulk product deliveries occur during early morning or evening hours to improve safety and reduce traffic congestion
- Will notify IC's executive director or designee of all events requiring additional parking at least one week prior to the event.

Other

- Primary points of contact in case of emergency or dispute are defines as Executive Director of Intervale Center & Retail General Manager of Gardener's Supply Company
- GSC and IC will assume liability from any incident initiated by its own employees regardless of location.



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- In the case of insurance disputes surrounding the property at 99 Intervale Rd the responsible party will be determined by the location of the incident. Should GSC and IC be unable to come to agreement on the responsible party a neutral mediator will be hired to resolve the dispute.

Parking and Bunker Costs/Responsibility:

- IC and GSC agree to improve the parking/bunker site (Site) as outlined in attached site plan and rendering.
- The site surface will be a gravel lot with delineation around the edge of the site to contain vehicular traffic.
- Cost sharing will be determined by IC and GSC.



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Narrative for seasonal uses included in 1-A, 1-B, 1-C, 1-D

Exhibit 1-A- Seasonal parking spaces

- Depicts seasonal parking spaces available to the Intervale Center
- Spaces will become available at the end of peak selling season for bulk material generally expected to be 6/30
- During peak season spaces will not be available to ensure customer safety while equipment is present

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Exhibit 1-B – Seasonal Event Spaces

- Depicts parking spaces available (after June, 30) on an as needed basis for Intervale center and Gardener's Supply events
- Seasonal mobile security fence will be placed in front of bunkers to insure customer safety
- Seasonal events are expected to include; Summervale, which currently exceeds parking capacity at Intervale Center and Gardener's Supply (10 events annually), Weddings or other large events that exceed capacity at IC & GSC
- We expect the need for seasonal event spaces not to exceed 15 events per year

Exhibit 1-C – Seasonal mobile security fence in-season

- Depicts positioning of seasonal mobile security fence during peak season
- Note 5 seasonal parking spaces are not utilized and reside inside of the security fence area

Exhibit 1-D – Seasonal mobile security fence off-season

- Depicts seasonal mobile security fence during off season and over winter
- Note fence will remain in position to reduce theft and insure customer security

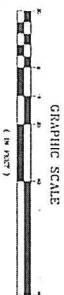
Seasonal Mobile fence

This product consists of 6' high chain link panels, 12' wide that are positioned on "H" shaped stands. The stands have 2 pieces of upright rebar welded to each, and the ends of the panels slide over the rebar. The panels are then attached to each other with clamps. Typically, sand bags are placed on top of the feet to keep the panels in place.

NO	REVISIONS	DATE
1.	ADDED STORAGE RUNNERS	9/17/14
2.	ADDED INFERVIOUS	10/15/14

[illegible]

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LIST OF REFERENCES FOR
CITATIONS IN CHAPTER
EIGHT

Seasonal mobile
Security Fences
out of Season
To Secure
Bunkers

PRELIMINARY

PARKING & STORAGE DETAIL

INTERVALE FARMSTEAD WEST
PARKING SITE PLAN

188 INTERVALE ROAD
BURLINGTON, VERMONT

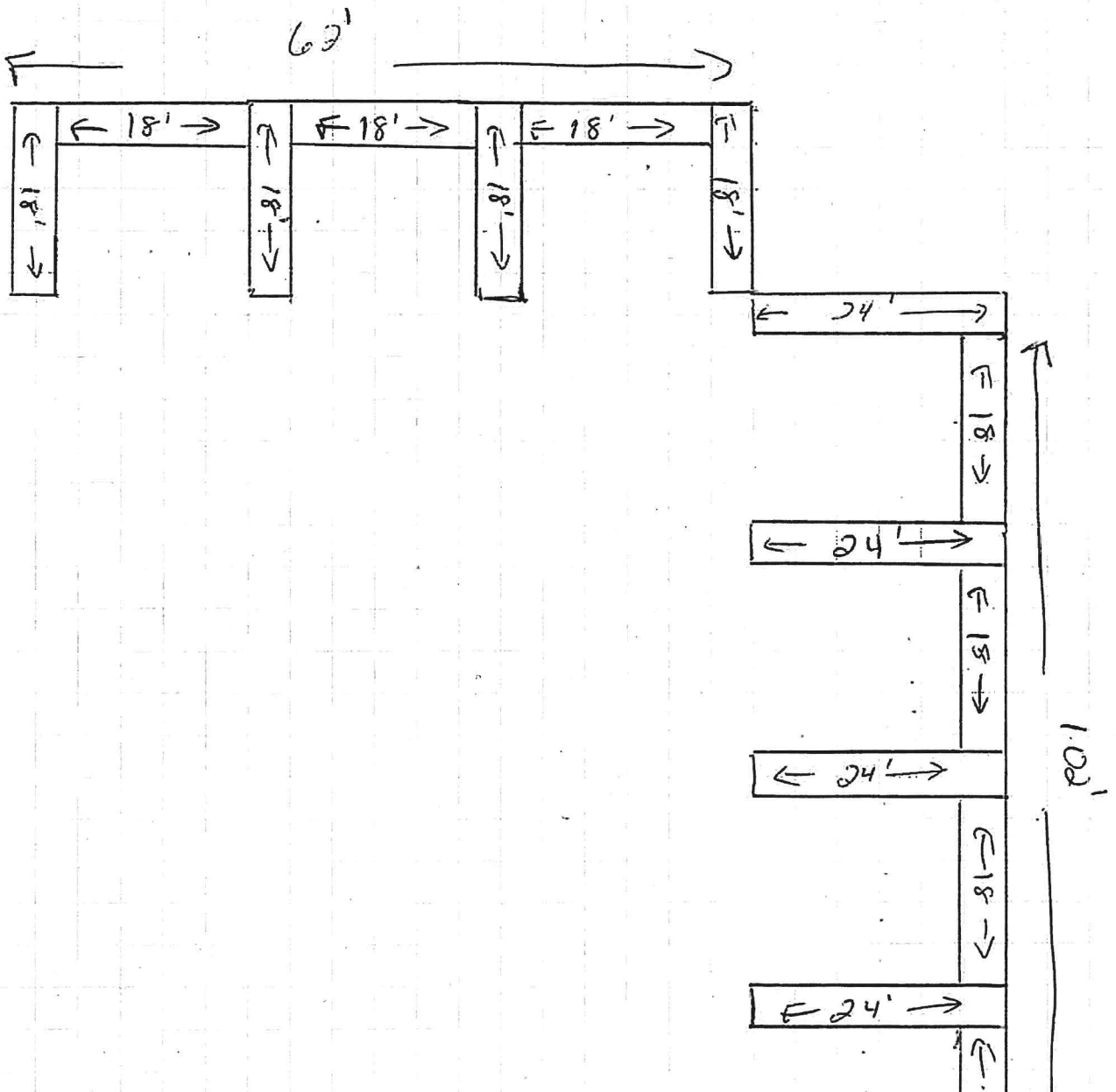
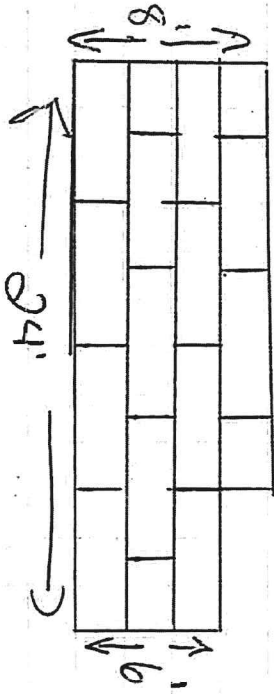
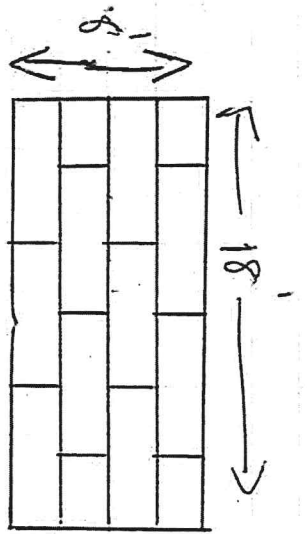
marsh engineering services plc
73 Main Street Room 2B
Montpelier, VT 05602

Phone: (802) 224-9033

NO	REVISIONS	DATE
1	ADDED STORAGE BULKERS	9/17/14
2	ADDED IMPERMOUS	10/15/14

a partner in your gardening success

Scale = 2' per cube

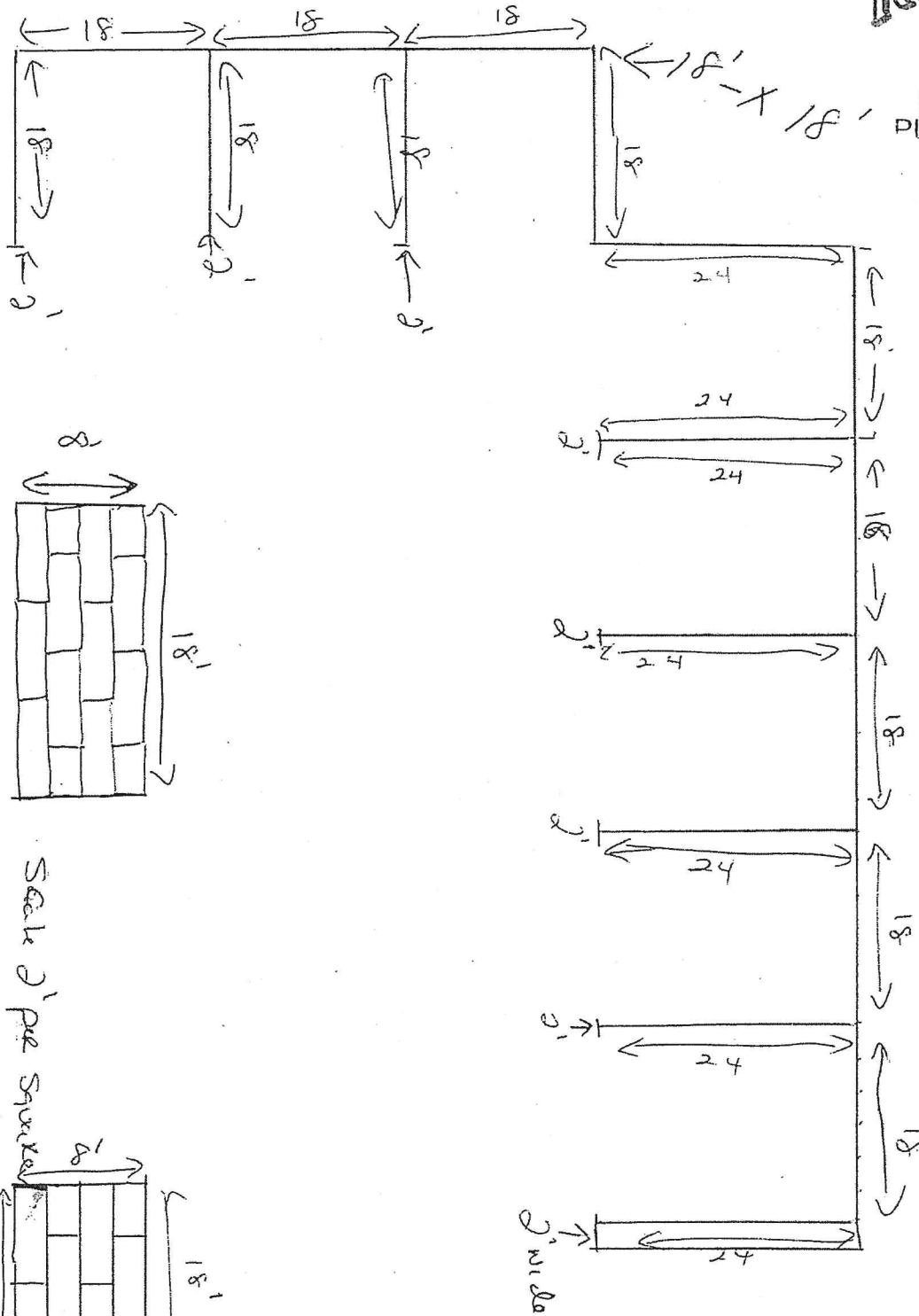


Total 59 ft

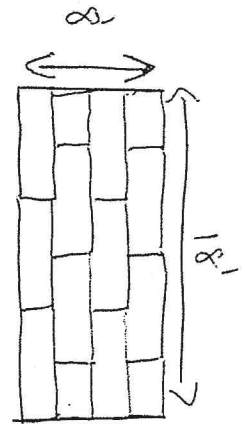
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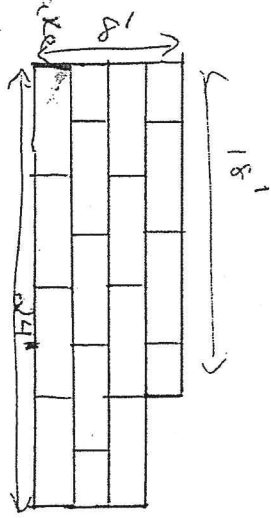
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Scale 3' per square



Scale 2' per square



18' x 24'

Site
orientation



Scott Gustin

From: Travis Marcotte <travis@intervale.org>
Sent: Wednesday, February 25, 2015 3:19 PM
To: Scott Gustin
Cc: Pat Pearsall
Subject: FW: 99 Intervale Rd parking lot

Hi Scott,
Pat forwarded your email to me.

Our narrative highlighted that in 2013 we hosted +/-60 events, gatherings and training opportunities. Here is a breakdown of some of the types of engagements we want to better support with safe and clear access to the Intervale:

- Our general operations (we have almost 20 core employees and have/host another 15 or so seasonal positions) where we need to augment existing parking at 180 Intervale Road
- Additional operational demands with periodic Board meetings and/or community/local business volunteers for our gleaning program or our conservation nursery
- Summervale community festival each Thursday July-August with 700-1,200 visitors through the summer
- We host weddings/other gatherings each weekend the Community Barn (rated at 128 people capacity) through May to October
- We are a regular host for educational programming (for example, we are host to a UVM Farmer Training Program that meets weekly for 6 months of the year or we are host to Food System Leaders symposium with +/- 50 pple)
- We also have frequent tours related to visiting scholars, other municipalities learning about BTM community/food system development, press events with federal and state leaders and community tours where we need to accommodate 10-50 visitors.

Please let me know if I can provide more info. Did you get any further clarity on the storm water permitting?

Thank you,
Travis

From: Pat Pearsall [mailto:patp@gardeners.com]
Sent: Tuesday, February 24, 2015 4:05 PM
To: Travis P. Marcotte
Subject: FW: 99 Intervale Rd parking lot

Travis

Do you want to respond to scott

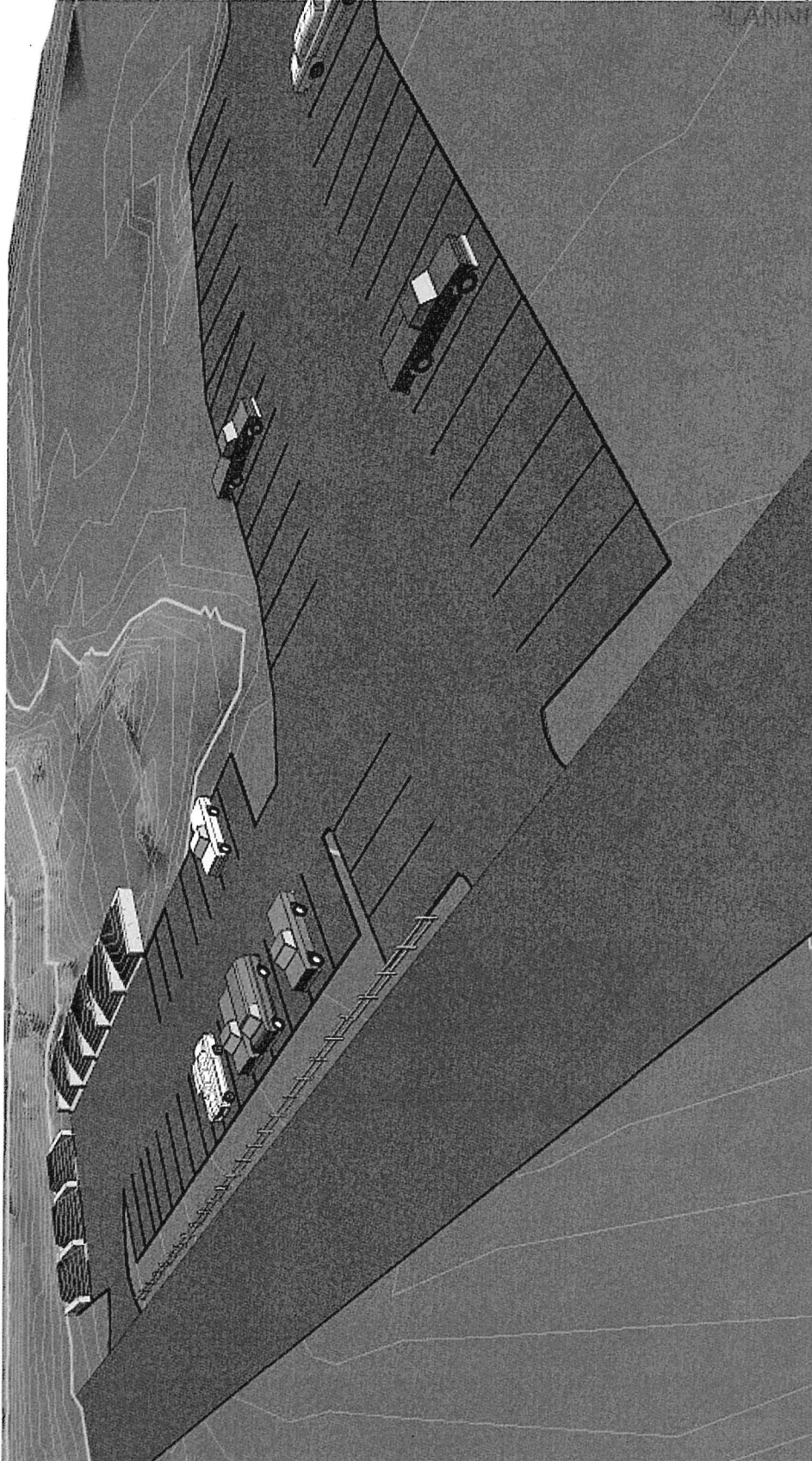
We've got 10 summervale events
Weddings
Tours
Gleaning

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SEE SITE PLAN FOR
WHEEL-STOP SPEC'S



99 Intervale Road

Property
line
moved
under
1A-02-
023



99 Intervale Road

130 65 0 130 Feet



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